177.0	0008	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	665,100 / 665,100
					USE VALUE:	665,100 / 665,100
					ASSESSED:	665,100 / 665,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEARY TIMOTHY M/TERIE
Owner 2:	
Owner 3:	
Street 1:	7 UDINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON ANNE K -
Owner 2:	-
Street 1:	7 UDINE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,975 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1183 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5975.000	244,700	900	419,500	665,100
Total Card	0.137	244,700	900	419,500	665,100
Total Parcel	0.137	244,700	900	419,500	665,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 562.21 | /Parcel: 562.2

Legal Description

User Acct 120041

GIS Ref

GIS Ref

Insp Date 07/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 177.0-0008-0006.0

!13932!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,700	900	5,975.	419,500	665,100	665,100	Year End Roll	12/18/2019
2019	101	FV	210,200	1000	5,975.	413,500	624,700	624,700	Year End Roll	1/3/2019
2018	101	FV	209,100	0	5,975.	317,600	526,700	526,700	Year End Roll	12/20/2017
2017	101	FV	209,100	0	5,975.	299,600	508,700	508,700	Year End Roll	1/3/2017
2016	101	FV	209,100	0	5,975.	275,700	484,800	484,800	Year End	1/4/2016
2015	101	FV	195,600	0	5,975.	257,700	453,300	453,300	Year End Roll	12/11/2014
2014	101	FV	195,600	0	5,975.	237,300	432,900	432,900	Year End Roll	12/16/2013
2013	101	FV	195,600	0	5,975.	237,300	432,900	432,900		12/13/2012

PRINT

Date	Time
12/11/20	03:49:18

LAST REV

Date	Time
03/20/19	11:13:08
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13932

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON ANNE	41351-572		11/3/2003		389,000	No	No		
DODD JAMES A	27534-147		7/31/1997		199,000	No	No		Y

USER DEFINED

Prior Id # 1:	120041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2018	1790	Re-Roof	7,995	C				
10/23/2012	1373	Manual	5,000	C				
6/30/2009	543	Redo Kit	22,000					new deck/windows/r
6/8/1993	247	Manual	1,500					REBUILD WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
4/19/2013	Info Fm Prmt	EMK	Ellen K
3/3/2010	Info Fm Prmt	BR	B Rossignol
12/30/2008	Measured	163	PATRIOT
3/15/2004	MLS	HC	Helen Chinal
12/28/1999	Meas/Inspect	243	PATRIOT
7/13/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5975		Sq. Ft.	Site		0	70.	1.00	6									419,475						419,500	

Total AC/HA: 0.13717 | Total SF/SM: 5975 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 419,475 | Spl Credit | Total: 419,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	143.168
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	274375
Depreciation:	29633
Depreciated Total:	244743

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

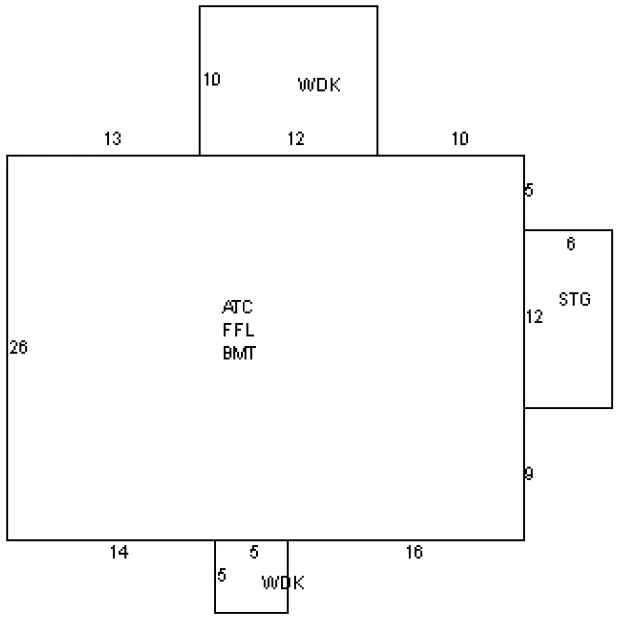
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.17
Special Features:	0	Val/Su Net:	103.86
Final Total:	244700	Val/Su SzAd	199.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	910	51.330	46,706
FFL	First Floor	910	143.170	130,282
ATC	Attic	319	85.900	27,359
WDK	Deck	145	13.030	1,889
STG	Storage	72	8.870	638

Net Sketched Area:	2,356			Total:	206,874
Size Ad	1228.5	Gross Are	2947	FinArea	1183

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0008-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X10	A	AV	2010	6.00	T	7.2	101			500			500
19	Patio	D	Y	1	8X10	A	AV	2010	6.00	T	7.2	101			400			400

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900